



Confidential Acquisition Opportunity

THE RITZ-CARLTON

313-Keys, 5-story | 5* Beachfront Resort | Luxury | Jalan Raya Nusa Dua Selatan | Bali, Indonesia

A Sunrise Brokers Executive Brief™

EXECUTIVE OVERVIEW

An institutional-quality beachfront resort with established operations and long-term value creation potential.



INCOME-PRODUCING FEATURED BUILDING ASSETS

- Built: Dec 2014. Renovated: No Stories: 5
- GBA: 235,837 SF. Lot Size: NK (huge)
- Typical Floor: 47,167SF
- Luxury 5-star resort on the beach
- Located in established hospitality corridor.
- **Land Title Tenure: (HGB) Ground Lease until 2036. Extension Required.**
- All-inclusive operating model



SUPPORTING ASSETS & AMENITIES

- Multiple restaurants, bars, pools & spas
- Golf Courses
- Conference, business centers, & meeting facilities
- Entertainment & recreational activities
- City tours and guided experiences



MANAGEMENT & OPERATING CONTROL

- Marriot-branded professional management by long-term HMAs.
- Long-standing operating history and KPIs.

313 KEYS

Well-appointed rooms & suites

PRIME LOCATION

In Bali's premier beachfront hospitality corridor

STRONG FINANCIAL PERFORMANCE

Consistent historical revenue & profitability

HIGH OCCUPANCY

Strong demand drivers year-round

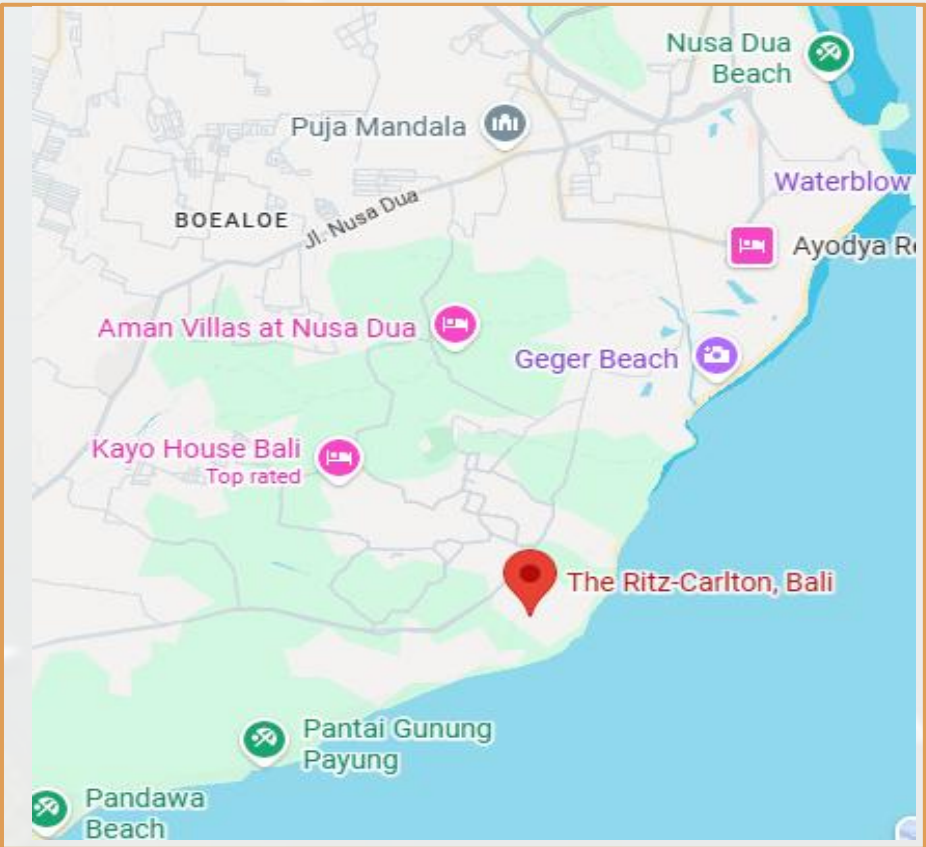
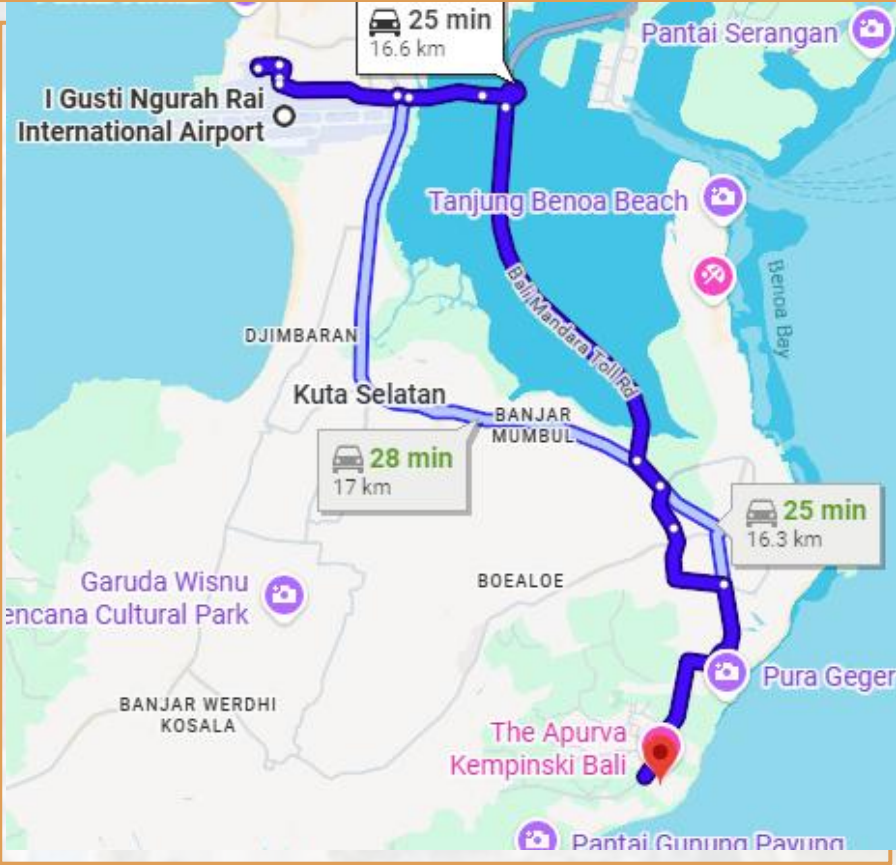
FLEXIBLE TRANSACTION

Seller open to various transaction structures

STRATEGIC LOCATION ADVANTAGE

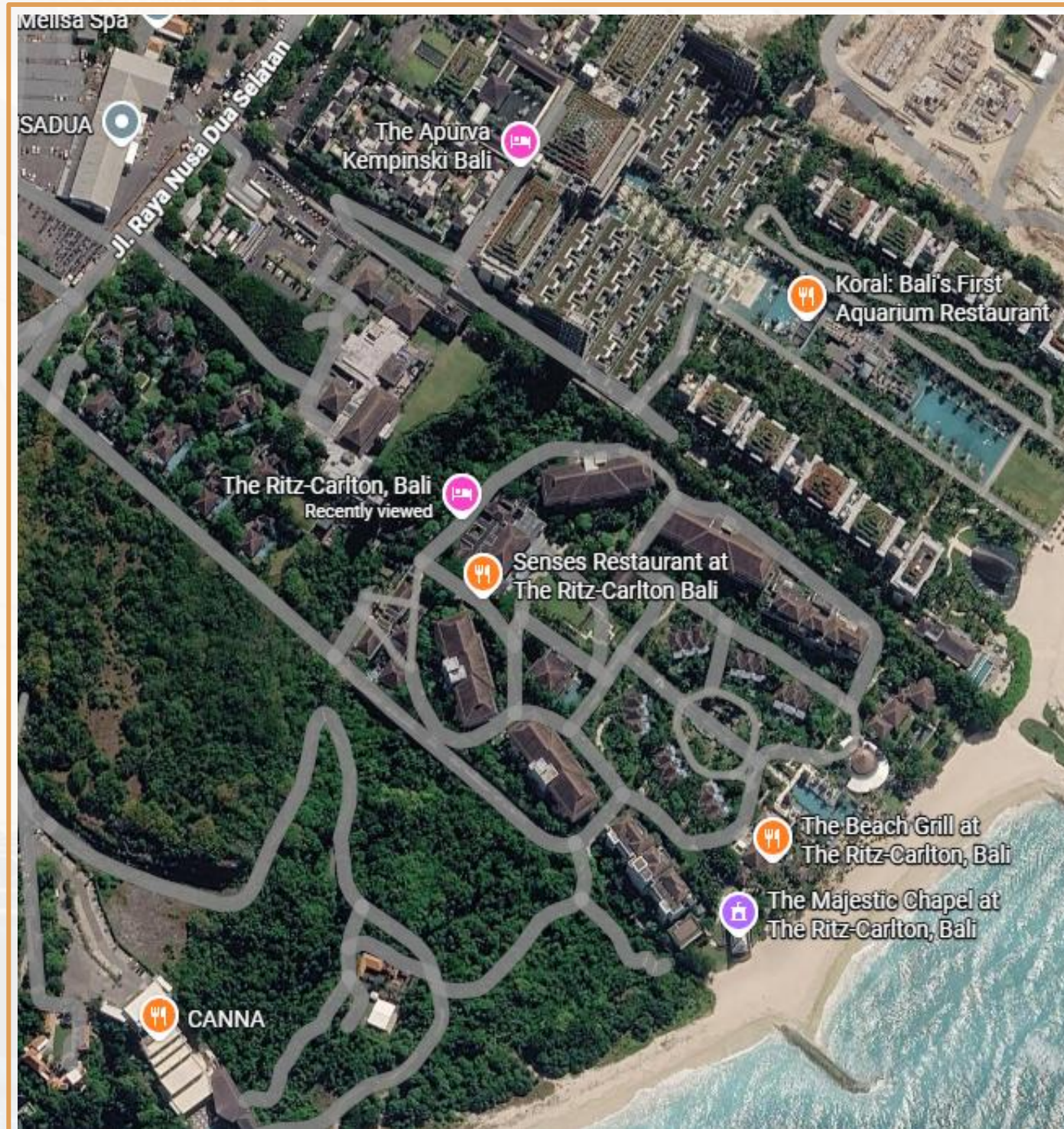
A location that combines international accessibility, established hospitality infrastructure, and enduring tourism demand.

-  Located in a popular hospitality corridor in the coastal recreational town of Nusa Dua. Globally renowned tourist destination for high-class clientele.
-  17 Km / 10.5 miles / 25 minutes from the International Airport.
-  Direct access from highways and key regional routes. Property within city, provides easy access to major attractions.
-  Surrounded by luxury resorts, hotels, and world-class tourism infrastructure.
-  Close to historic landmarks, cultural attractions, retail, dining, and entertainment districts.
-  Year-round good weather, strong tourist traffic, and excellent global air connectivity.



DESTINATION APPEAL

For Sustainable Long-Term Hospitality Demand Drivers.



TOURISM, LEISURE & ENTERTAINMENT

- World-famous beaches, turquoise waters.
- Situated in an expensive tourist hub supporting high occupancy and premium pricing.
- Vibrant nightlife, shopping, dining, and cultural experiences



INTERNATIONAL ACCESS & LOCAL CONNECTIVITY

- Ngurah Rai International Airport - one of Bali's high-tech airports- is 17 Km /10.5 miles / 25 minutes from the property.
- Direct access via Highway and major road networks
- Efficient local transportation and proximity to key demand centers



BUSINESS & CONFERENCE DEMAND

- Strong MICE (Meetings, Incentives, Conferences & Exhibitions) market
- Multiple convention centers and event venues in the region
- Attracts corporate groups, international conferences, and incentive travel
- Property leverages a prestigious brand of Ritz-Carlton for attracting affluent travelers



SUPPORTING INFRASTRUCTURE & SAFETY

- Well-developed infrastructure with reliable utilities and communications. Extensive amenities!
- Local police presence, medical facilities, and emergency services
- Clean, well-maintained, and visitor-friendly environment



LUXURY APPEAL & DESTINATION QUALITY

- Premium destination known for this luxury resort and world-class hospitality.
- Year-round warm weather and pristine coastal environment
- High repeat visitation and strong international brand recognition

INVESTMENT PERSPECTIVE

A Compelling Opportunity with Multiple Value Drivers

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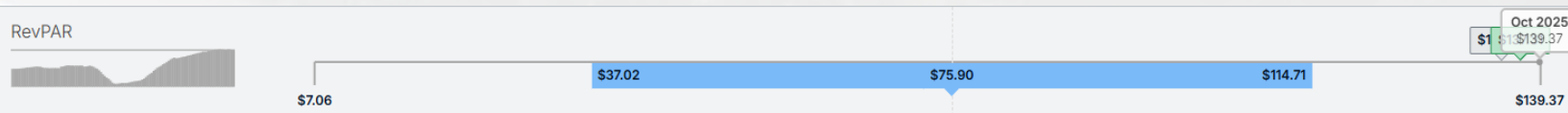
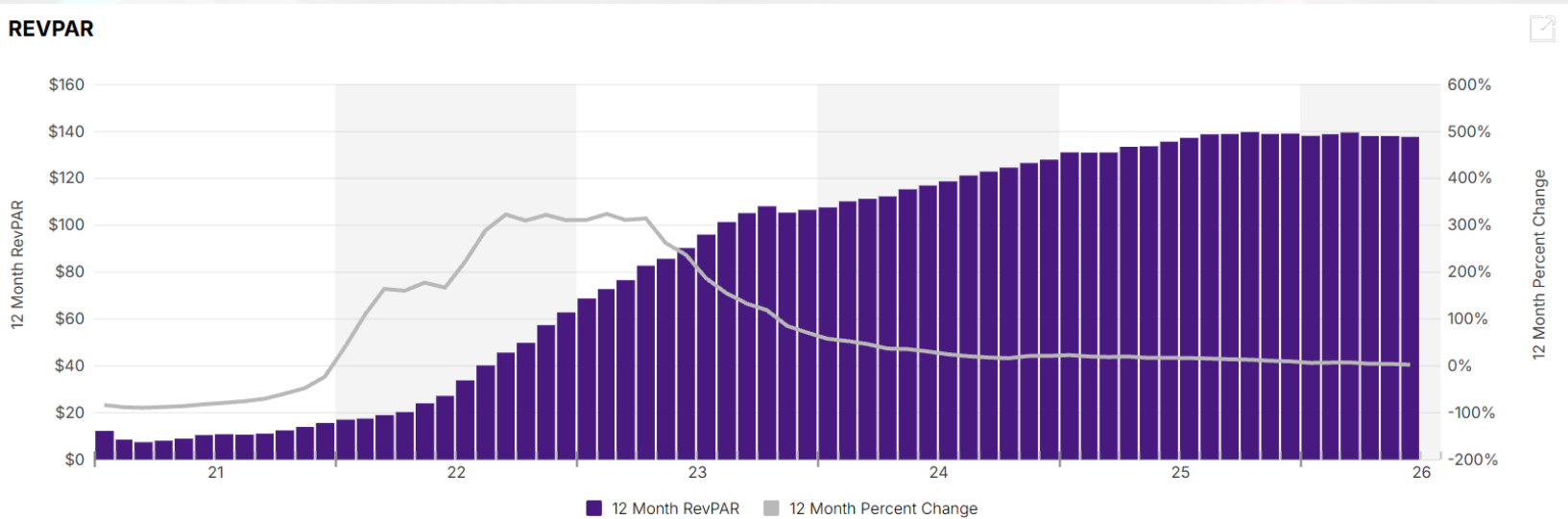
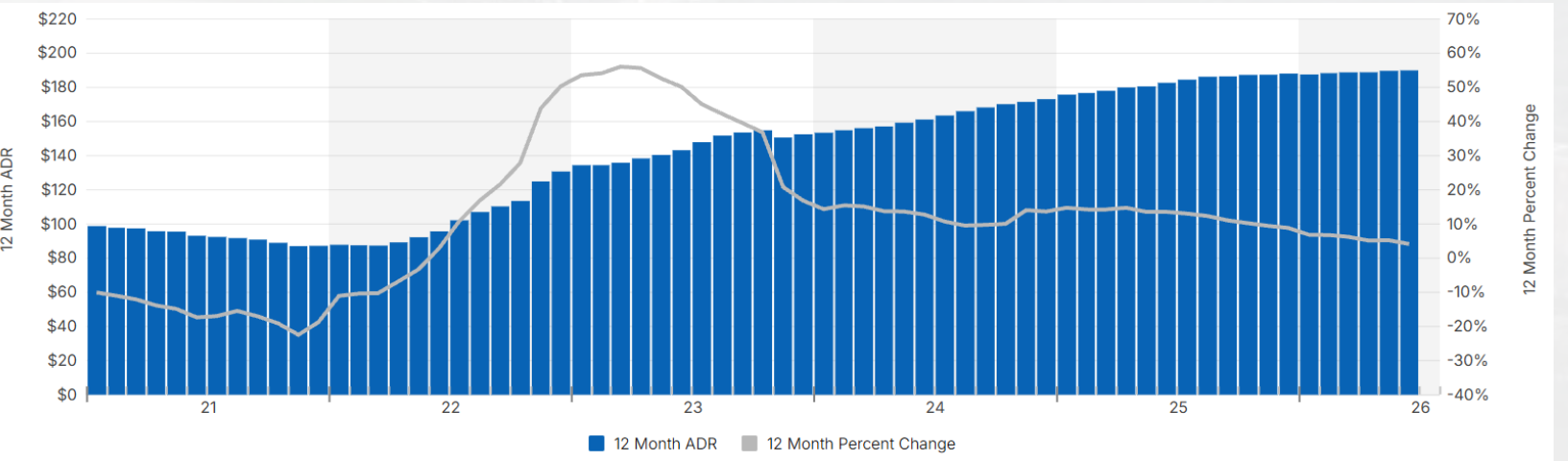
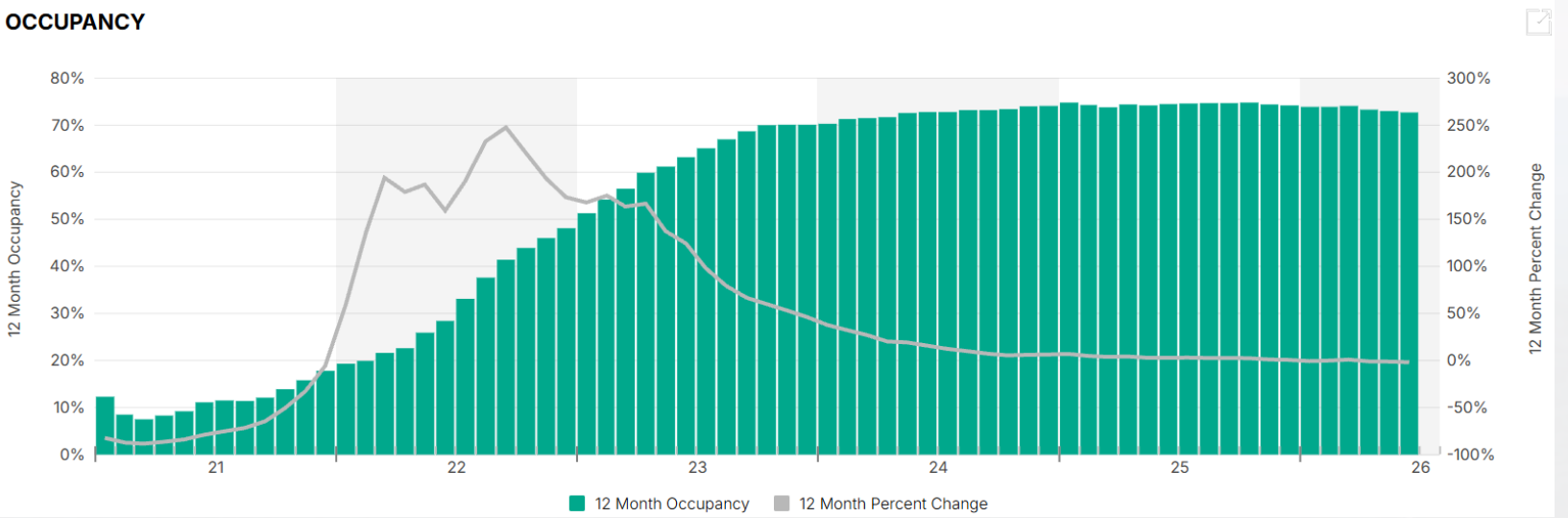
GLOBAL BRANDED PRESENCE IN HOSPITALITY CORRIDOR
Benefits from internationally recognized brand affiliation and market presence.
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ESTABLISHED OPERATING PLATFORM
Operated under an established hospitality management platform with an emphasis on operational consistency and guest experience.
- 

INSTITUTIONAL ASSET WITH STRONG MARKET FUNDAMENTALS
High-quality hospitality assets with institutional ownership. Has ongoing potential for higher revenue streams.
- 

PRIME DESTINATION & INTERNATIONAL CONNECTIVITY
Proximity to international airport and key transport links.
- 

STRONG TOURISM DEMAND
Benefiting from robust international tourist traffic and year-round appeal.



**STRATEGICALLY POSITIONED.
OPERATIONALLY STRONG.
INVESTMENT-DRIVEN.**

A premier hospitality asset with multiple paths to enhance value and long-term returns.

WHY THE RITZ-CARLTON, NUSA DUA, BALI, INDONESIA?

- 01

Luxury Resort Destination

Recognized as one of Bali’s premier resort destinations for the rich, the affluent, the powerful and the corporate business clientele
- 02

Strong Tourism Demand

Benefits from consistent international visitor arrivals and year-round leisure travel demand.
- 03

Growth Potential

Brand name leverages on significant scope of expansion of resort attractions supporting destination growth and value.
- 04

Golf, Marina & Recreation

Established championship golf courses, luxury marinas, and world-class recreational amenities short distances away.
- 05

Leverages Premium ADR & RevPAR

Premium Average Daily Rate (ADR) and RevPAR performance compared with many of Bali’s resort markets.
- 06

Brand & Institutional Ownership

Supported by global brand presence and institutional ownership, enhancing long-term stability and standing.

THE SUNRISE BROKERS CONFIDENTIAL TRANSACTION PROCESS

01

Initiate Letter of Business Interest

Initial expression of acquisition interest and buyer qualifications.

02

Execute NDA

Mutual confidentiality agreement providing access to detailed information.

03

Receive Confidential Information Package

Executive due diligence materials for confidential review.

04

Conduct Management Discussions & Site Visit

Meet the management, inspect the property, and discuss transaction structure.

05

Submit Letter of Intent

Submission of a non-binding proposal outlining principal commercial terms.

06

Negotiate Purchase Agreement

Negotiation and execution of definitive acquisition documentation.

07

Complete Closing

Completion of the transaction through independent legal and settlement professionals.

THE SUNRISE PERSPECTIVE



Every hospitality acquisition is more than a real estate transaction.



We present opportunities that align long-term ownership objectives with qualified global investors.



Confidentiality, discretion, and institutional standards guide every engagement.



Our objective is not simply to market an asset—but to facilitate strategic ownership transitions.

CONTACT

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Confidential Acquisition Opportunity for:

[THE RITZ-CARLTON, NUSA DUA, BALI, INDONESIA](#)

A premier, institutional-scale beachfront resort offering strong historical performance, diversified amenities, and exceptional growth potential.

